



**2504, 7171 Coach Hill Road
Calgary, Alberta**

MLS # A2294909



\$449,900

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	2 and Half Storey		
Size:	1,414 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Gazebo		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 658
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained former show suite in one of Coach Hill's most desirable and well-established townhouse complexes. Proudly offered by only its second owner, this true end unit combines privacy, natural light, and thoughtful updates in an exceptional west-side location. With over 1,400 sq. ft. of well-designed living space, this bright and spacious home features 2 bedrooms, 2 bathrooms, and a functional layout that perfectly balances comfort and style. The main floor is warm and inviting with upgraded tile flooring, in-floor heat, updated lighting and fixtures throughout, and fresh paint completed in late 2024. The open-concept design is filled with natural light thanks to abundant south- and west-facing windows, while the surrounding green space, mature trees, and fenced front entry create a rare sense of privacy. The kitchen offers generous workspace and storage, and the home also features a newer fridge (2023/2024). Step outside to enjoy the brand new deck and patio door (2025)—perfect for relaxing or entertaining. Upstairs, you'll find two generously sized bedrooms, including a spacious primary retreat with ensuite access, while the second bedroom is ideal for guests, a roommate, or a home office. This home also offers the convenience of three parking spaces thanks to the single attached garage and extended driveway, plus it is located directly across from additional visitor parking. Set within an award-winning, professionally managed complex, residents enjoy beautifully maintained grounds, a charming water feature and gazebo, and the benefit of long-standing condo board consistency with Keystone Grey management. Condo fees include water, natural gas, in-floor heat, snow removal, vent cleaning, grounds maintenance, garbage removal, recycling, and composting, offering excellent value and ease of

ownership. Location is everything, and this one delivers. Situated directly across from Paskapoo Slopes, outdoor enthusiasts will love the access to natural green space and trails. Coach Hill residents also enjoy convenient access to 69 Street LRT Station and Route 93 service for commuting, plus nearby shopping and dining at West Springs Landing and Aspen Landing Shopping Centre. Recreation options are close by at Westside Recreation Centre, and the area is well served by community parks and local schools. It is also ideally positioned for quick access downtown or an easy westbound escape to the mountains.